

RESOLUTION NO. A-_____

USE PERMIT NO. 143

1 WHEREAS, Thistle Glenn Investments, L.L.C. has submitted an applica-
2 tion in accordance with Section 27.31.100 of the Lincoln Municipal Code designated as
3 Use Permit No. 143 for authority to develop 5,500 square feet of veterinary clinic space
4 and 6,000 square feet of office/retail space, with a modification to sign requirements on
5 property generally located south of Pioneers Boulevard, east of Pioneer Woods Drive
6 and Stacy Lane, and legally described to wit:

7 Lot 1, Pioneer Academy Subdivision, located in the
8 Northwest Quarter of Section 10, Township 9 North, Range
9 7 East of the 6th P.M., Lancaster County, Nebraska;

10 WHEREAS, the real property adjacent to the area included within the site
11 plan for this development of veterinary clinic and office/retail space will not be adversely
12 affected; and

13 WHEREAS, said site plan together with the terms and conditions
14 hereinafter set forth are consistent with the intent and purpose of Title 27 of the Lincoln
15 Municipal Code to promote the public health, safety, and general welfare.

16 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
17 Lincoln, Nebraska:

18 That the application of Thistle Glenn Investments, L.L.C., hereinafter
19 referred to as "Permittee", to construct veterinary, office, and retail space on the
20 property legally described above be and the same is hereby granted under the
21 provisions of Section 27.31.100 of the Lincoln Municipal Code upon condition that

1 construction and operation of said development be in strict compliance with said
2 application, the site plan, and the following additional express terms, conditions, and
3 requirements:

4 1. This permit approves 11,500 square feet of floor area for
5 office/retail/veterinary uses.

6 2. The requirements of § 27.69.046(c) are hereby adjusted to permit
7 an eight foot high, fifty square foot ground sign on property with less than 300 feet of
8 frontage.

9 3. Before receiving building permits:

10 a. The Permittee must submit an acceptable, revised and
11 reproducible final plan and five copies thereof.

12 b. The construction plans must conform to the approved plans.

13 4. Before occupying the commercial buildings, all development and
14 construction must be completed in conformance with the approved plans.

15 5. All privately-owned improvements must be permanently maintained
16 by the Permittee or an appropriately established property owners association approved
17 by the City Attorney.

18 6. The site plan approved by this permit shall be the basis for all
19 interpretations of setbacks, yards, locations of buildings, location of parking and
20 circulation elements, and similar matters.

21 7. The terms, conditions, and requirements of this resolution shall be
22 binding and obligatory upon the Permittee, its successors and assigns. The building
23 official shall report violations to the City Council which may revoke this use permit or

1 take such other action as may be necessary to gain compliance.

2 8. The Permittee shall sign and return the City's letter of acceptance
3 to the City Clerk within 30 days following approval of this use permit, provided, however,
4 said 30-day period may be extended up to six months by administrative amendment.
5 The City Clerk shall file a copy of the resolution approving this use permit and the letter
6 of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by
7 the Permittee.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2002:

Mayor